

FOR SALE BY OWNER

# 1574 Post Road

*Wells, Maine*

A rare mixed-use commercial asset on Route 1 in one of Southern Maine's most desirable coastal markets. Prime corner visibility, substantial recent improvements, and an income-producing residence above.

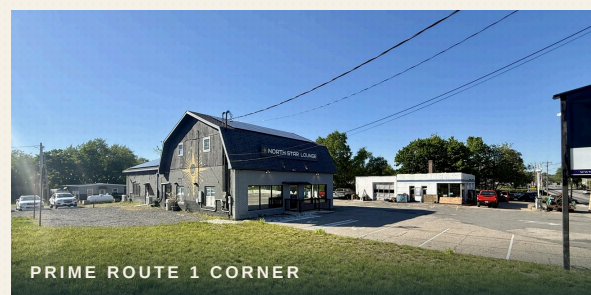
FOR PRICING & PRIVATE SHOWINGS

## 207.337.3315

4,800 SF MIXED-USE  
**INCOME-PRODUCING APARTMENT**  
PRICE UPON REQUEST



OWNED ROOFTOP SOLAR



PRIME ROUTE 1 CORNER

**4,800** SF

TOTAL BUILDING

**3,200** SF

COMMERCIAL FLOOR

**3** BR

APARTMENT ABOVE

**0.96** AC

CORNER LOT

**22**

PARKING SPACES

— INCOME PRODUCING

### Day-one rental income from the residence above.

A spacious, well-maintained 3-bedroom apartment occupies the second floor. It has generated steady year-round income through a mix of seasonal Airbnb and winter tenancy, giving an owner-operator immediate cash flow or flexible use as employee housing or an owner residence.

ANNUAL APARTMENT INCOME

## \$46,800

Approximate, year-round

SEASONAL AIRBNB  
**\$24,300**

WINTER RENTAL  
**\$22,500**

— THE PROPERTY

1574 Post Road, Wells, Maine



● **Property Features**

- ◆ 4,800 SF total building
- ◆ 3,200 SF flexible commercial first floor
- ◆ 1,600 SF second-floor 3-bedroom apartment
- ◆ Approximately 0.96-acre corner lot
- ◆ General Business zoning
- ◆ Public water and public sewer
- ◆ 22 dedicated parking spaces
- ◆ Large improved outdoor patio
- ◆ Strong year-round traffic counts

● **Flexible Commercial Uses**

- ◆ Restaurant
- ◆ Brewery / taproom
- ◆ Retail store
- ◆ Specialty market
- ◆ Professional offices
- ◆ Medical / wellness
- ◆ Contractor HQ
- ◆ Showroom
- ◆ Fitness / training
- ◆ Live / work concept

— ENERGY-EFFICIENT UPGRADES

**Major investments already made in efficiency and comfort.**

**\$110,000**

Owned solar system, paid in full

**28,000+ kWh**

Documented solar generation

**\$52,000**

New mini-split HVAC throughout

● **Location**

- ◆ Prime Route 1 exposure, corner visibility
- ◆ Year-round local traffic and seasonal tourism
- ◆ Minutes to Ogunquit, Kennebunk and York
- ◆ Easy reach to Portsmouth, NH
- ◆ Convenient access to Interstate 95

● **The Outdoor Patio**

- ◆ Beautifully improved patio space
- ◆ Ideal for hospitality and outdoor seating
- ◆ Suited to events and customer gathering
- ◆ Adds usable square footage and curb appeal

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**Marina Pensinger**

Private showings by appointment. Financials, utility records, solar production data and apartment income history available to qualified buyers. Buyer's agents welcome; not seeking listing representation.

CALL OR TEXT  
**207.337.3315**